

# North San Jose Neighborhoods Planning Taskforce

April 22, 2008

City Council

Redevelopment Agency Board

# 9 Months Ago

Approved Policy allowing up to:

- 26.7 million sq. ft of office/industrial/commercial
- 32,000 units of housing
- 1.7 million sq. ft of retail

Community desired Community Outreach through Taskforce

- parks and recreation plan
- schools plan
- retail plan
- design guidelines and other key areas of neighborhood planning

# Taskforce Membership

1. Kansen Chu, Council District 4
2. Jean Marlowe, River Oaks Neighborhood Association
3. Mike Bertram, River Oaks Neighborhood Association
4. Don Bragg, Irvine
5. Tim Steele, Sobrato
6. Art Kennedy, Equity Office Property
7. Kerri Hamilton, North Valley Community Association
8. Mike Flaughner, Berryessa
9. Joseph Fota, Rosemary Gardens
10. Lonnie Gross, Alviso
11. Bob Gross, Alviso (environmental)
12. Sukhdeep Sidhu, Northpark
13. Sara Muller, Working Partnerships
14. Jeff Hiatt, Westwinds Mobile Home Park
15. Tom McCarter, Lamplighter Mobile Home Park
16. Jody Hansen, Chamber of Commerce

# Decision Making Process

## Balanced

- Neighborhood veto over Business
- Business veto over Neighborhood

## Consensus Based

- Strongest Recommendation (Consensus)
- Strong Recommendation (75%)
- Recommendation (Majority)

## Single Text Procedure

- One document subject to a single up or down vote

# North San Jose

## Neighborhoods Planning Taskforce Work Program



### Key Topics (Prioritized)

“Place Making” – Design Guidelines, Walkability, etc.

Transportation / Traffic

Parks – Community Centers, Sports Fields, Aquatics

Financing

Public Safety

Retail

Schools

“Green” Design

Water Supply / Flooding



# 15 Taskforce Meetings

## (Plus 4 subcommittees)

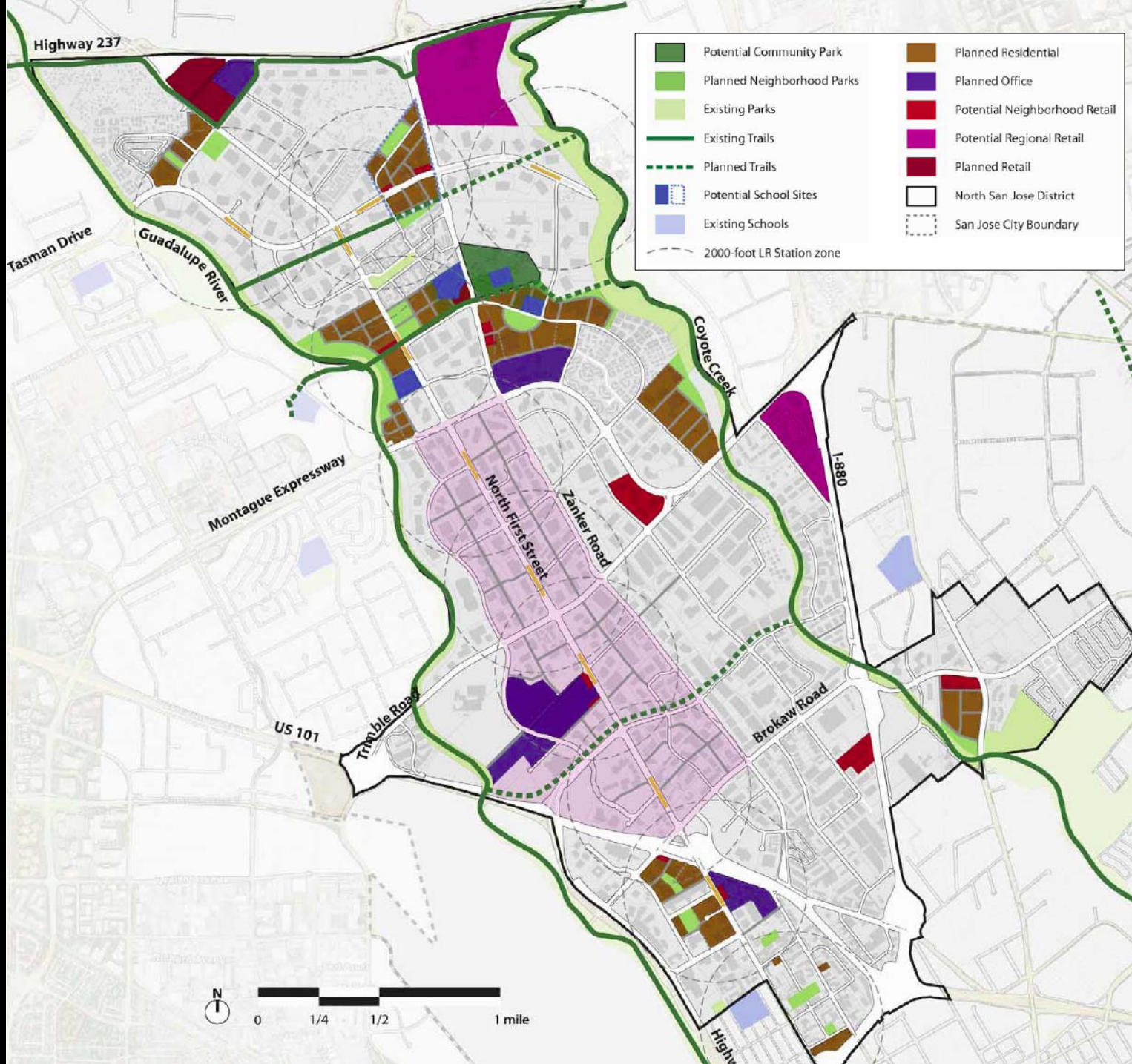
1. NSJ Policy Background, Interests Identification, Work Plan Development
2. Work Program, Parks and Recreation Facilities
3. Sunshine and Ethics, Work Program, Schools
4. Work Program, Transportation
5. Water Supply, Flooding Control, Retail
6. Looking to the Future, Urban Design Guidelines
7. Parks, Recreation II and Libraries, Schools II
8. Retail, Place Making
9. Connected Real Estate, Urban Design Guidelines, Guiding Principles
10. VTA Transit and Transportation, Public Art, Guiding Principles
11. Parks and Recreation III, Greenbelt Alliance, Great Ideas
12. Schools III, Rincon South/Rosemary Gardens, Guiding Principles
13. Taskforce Recommendations Discussion
14. Taskforce Recommendations Discussion
15. Taskforce Recommendations Discussion, Final Vote

# 9 Months Later (Now)

## Strongest Recommendation (consensus)

- Vision
- Cross-Cutting Guiding Principles
- Parks and Recreation Principles and Plan
- Schools Principles and Plan
- Retail Principles and Plan
- Libraries Guiding Principles
- Transportation and Transit Principles
- Water Supply Principle
- Central Place and Place Making Principles
- Urban Design Guidelines Principles
- Health Care Principle
- Public Art Principles
- Rincon South/Rosemary Gardens Principles
- Set of illustrative Neighborhood Maps







# Education Needs 2040

## Key Findings & Recommendations

The Report was developed through:

- A subcommittee of the Task Force
- A Committee of school district officials from San Jose Unified, East Side Union, Orchard and Santa Clara Unified and City/Agency staff.
- All of the school districts supported the findings of the school report.

Key questions:

- How many students would be generated and how many schools would be needed?
  - Where would the new schools be located?
  - What are the estimated costs for school construction?

# Education Needs 2040

## Key Findings & Recommendations

### Findings:

- A low estimate of 1,000 students at \$64 million for one school with development fees up to \$138 million.
- A high estimate of 3,500 students for Santa Clara Unified with a similar number of students divided among the other three districts. Cost: \$258-\$296 million.
- New schools should be multi-story “urban” campuses reflecting the urban density of the surrounding area.
- All four districts should engage in discussions regarding potentially adjusting district boundaries.

# Education Needs 2040

## Key Findings & Recommendations

### New Issue:

- A \$30,000 (NPV) per residential unit development fee proposed by SCUSD
- Could force residential development outside of SCUSD boundaries to the southern part of North San Jose
- Could discourage lenders from financing residential projects already on file in SCUSD boundaries
- Discouraging housing can ultimately curtail new industrial development and job growth in North San Jose

# Implementation – Projects

## Commercial / Retail

- 120,000 sq. ft. residential mixed-use retail space
- 200,000 sq. ft. regional retail
- 73,000 sq. ft. neighborhood retail





# Implementation – Projects

## Office

- 1.5 M sq. ft. approved (pre-Policy capacity)
- 1.8 M sq. ft. approved from Policy capacity
- 500,000 sq. ft. pending applications
- Preliminary Review



# Implementation – Projects

## Residential

- 11 approved zonings for 7,144 units (3,109 pending)
- Transit Oriented
- LEED Silver or equivalent
- 20+ acres of neighborhood parks
- Average density = 82 DU/AC
- 85% SCUSD & 15% Orchard





# Taskforce Guiding Principles

## Key Concepts

Strengthens Vision NSJ

- Economic Growth – Compete Globally
- Livability – Great Place
- Long-term Vitality – Walkable, Bikeable, Transit-Oriented and “Green”

Urban Amenities

